

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

Tarmac Homes Essex,
Toc/o.Hale-Sutton Thomas Page,. 49/59 Fore Street,.....
Hertford, Herts.
.....

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Three storey, pitched roofed, flat development at 147 London Road, Benfleet

for the following reasons:-

1. The proposal is considered to be overdevelopment of the site which does not comply with the Council's policy in respect of building lines in that it fails to provide a satisfactory setting for the buildings appropriate to their size, function and situation.
2. The majority of the proposed private amenity space for the occupiers of the flats is unsatisfactorily situated in front of the buildings and would have a detrimental affect on the amenity of the occupiers of those flats it adjoins and necessitate the provision of high brick wall screening which contributes to the unsatisfactory setting for the buildings proposed.

11 MAY 1989

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated26th April 1989

Signed by

Chief Executive and Clerk
of the Council

CASTLE POINT DISTRICT COUNCIL

*(Outline) Application No. .

CPT/BR/384/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

26 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. N. Willis,**.....
 c/o R.A.Parker, 18 Arundel Drive, Corringham, SS17 7P6
.....

This Council, having considered your* (outline) application to carry out the following development :-

Single storey, flat roofed, side extension and two storey, pitched roofed, side extension and pitched roofed, front porch at 234 Rushbottom Lane, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **22nd June, 1989**
Signed by *Rollinson*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/BR/384/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
5. Before the extension hereby permitted is first occupied the balcony shall be provided with a side screen of a minimum height of 5'6" constructed of materials which shall be agreed in writing by the Castle Point District Council.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.
4. To ensure garage forecourts of adequate depth clear of the adjoining highway.
5. To protect the privacy of the occupiers of the adjoining dwelling.

Dated: 22nd June, 1989

Bern Rollinson
Signed by
Chief Executive & Clerk of the Council.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

Registered on
cad

20.6.89.

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. and Mrs. Toms,
..... c/o A.G. Coot Design, 24B Linroping Avenue,
..... Canvey Island, Essex.....

This Council, having considered your*(outline) application to carry out
the following development :-

ingle storey, sloped roofed, rear extension at 91 Harvest Road, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to
GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.

COUNCIL OFFICES, KILN ROAD

THUNDERSLEY, BENFLEET, ESSEX

Dated

18th May 1989

Signed by.....

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

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IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

26 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To...**P. Pavitt,**.....
.....**c/o Doug E. Mills, 19 Downer Road South, Benfleet, Essex.**.....

This Council, having considered your* ~~xxxxxx~~ (outline) application to carry out the following development :-

First floor pitched roof front extension at 8 Curlew Drive, Benfleet, Essex.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building works shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated . **22nd June, 1989**

Signed by *[Signature]*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CASTLE POINT DISTRICT COUNCIL

*(Outline) Application No..

CPT/BR/395/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

21 JUN 1989

To..... **Mr. and Mrs. S. Lord,**
c/o Ron Hudson Designs Ltd., 309 London Road,
Hadleigh, Benfleet, Essex, SS7 2BN

This Council, having considered your* (outline) application to carry out the following development :-

Single storey, sloped roofed, side extension at 27B Hertford Road, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **1st June 1989**

Signed by *Benny Kollman*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

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IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO.CPT/BR/395/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
3. The Environmental Services Branch of the Essex County Council shall be informed before the commencement of any excavations on the site, and an opportunity be given for a member of staff to be present whilst such works are continuing, to record any archaeological or historic finds.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To safeguard the privacy and amenities of both this and adjoining premises.
3. A Roman burial has been found close to the proposed development and this condition is imposed in order that any archaeological finds may be recorded.

Dated: 1st June 1989

Benny Rollinson

Signed by:.....
Chief Executive & Clerk of the Council

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TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

Logon card
21.6.89

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mrs. Hammond,**
c/o A.G. Coot Design, 24B Linroping Avenue,
Canvey Island, Essex
.....

This Council, having considered your ~~*(outline)~~ application to carry out the following development :-

Two storey, hipped roofed, rear extension at 16 Coniston Road, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

1. ~~subject to compliance with the following conditions:-~~ **The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.**
2. **The proposed development shall be finished externally in materials to harmonize with the existing building.**
3. **No windows, openings or other glazed areas shall be created in the side elevations at first floor level, without the express consent, in writing, of the Castle Point District Council.**

The reasons for the foregoing conditions are as follows:-

1. **This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.**
2. **In order to ensure a development sympathetic to and in keeping with the existing development.**
3. **In order to protect the privacy of the adjoining residents.**

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

1st June 1989

Dated
Signed by Rollins

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
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IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

7 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. and Mrs. P. Devaliant,.....
c/o Mr. F.G. Norman, 92 The Avenue, Hadleigh, Benfleet, Essex
.....

This Council, having considered your ~~(outline)~~ application to carry out
the following development :-

First floor, flat roofed, rear extension at 76 Brook Road, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to
GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989

Signed by *Barry Rollinson*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/398/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Mr. and Mrs. R.W. Exell,
..... c/o Mr. F.G. Norman, 92 The Avenue, Hadleigh, Benfleet, Essex

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Rebuilding and single storey, sloped roofed extensions at 49 Kingsley Lane,
Thundersley

for the following reasons:-

The proposed extension, by reason of the alteration to the roof pitch, would create an assymmetrical silhouette which would spoil the appearance of the semi-detached pair of dwellings of which the application site forms part.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st June 1989.....

Signed by *Barry Rollinson*

Chief Executive and Clerk
of the Council *3*

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/399/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Mr. G. Lodge,
..... c/o C.S.D. Designs, 174 Long Road,
Canvey Island, Essex

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Formation of hipped roof over garage and raising of ridge and formation of first floor extension and hipped roofed, front and rear dormers at 30 Whernside Avenue, Canvey Island

for the following reasons:-

The proposal by reason of its height and mass would create an obtrusive and overdominant feature in the street scene, out of character with the adjoining dwellings, and oppressive to the amenities of the adjoining residents.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated ..1st June 1989.....

Signed by
Ben Rollins
Chief Executive and Clerk
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Broom Bros (Builders) Ltd.,**
..... **16 Haresland Close,**
..... **Benfleet,**
..... **Essex**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Erection of 6' (1.8m) high close boarded fence to southern boundary of site of detached house at junction of Rayleigh Road/Arcadian Gardens, Hadleigh

for the following reasons:-

1. The proposal is contrary to condition 2 imposed on planning permission BEN/711/65 dated 21st July, 1971 under which the dwelling is being constructed.
2. The erection of a brick screen wall to screen the rear garden of the property is considered essential to the visual amenity of the street scene in this prominent location at one of the major road junctions in the District and will compliment the similar wall now constructed flanking the property on the southern side of the road.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **18th May 1989**...

Signed by *Barry Rollins*

Chief Executive and Clerk
of the Council

3

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD
11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To.....**A.J. Hodder,**.....
.....**c/o R.B.Cole, 3 Bishops Court, Canvey Island, Essex, SS8 7LY**.....

This Council, having considered your* (outline) application to carry out the following development :-

One detached, four bedroomed bungalow with detached garage, and one detached, four bedroomed house with semi-integral garage at 14 Hindles Road, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated.....**22nd June, 1989**
Signed by.....**Benny Rollins**.....

3
Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/401/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
5. The garage(s) shall be retained solely for that use and not converted into living accommodation.
6. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary, in respect of the four bedroomed house.
7. The proposed windows in the side elevations of the detached house, at first floor level, shall be obscure glazed and permanently retained as such.
8. Prior to the commencement of works on this site, the formal land drainage consent of Anglian Water shall be obtained for the development of any land within a distance of 9m, horizontally from the foot of any bank of the landward side or where there is no bank, within 9m measured horizontally from the top edge of the batter enclosing the Knightswick Dyke Main River.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.

/CONTINUED.....

Dated: 22nd June, 1989

Benny Rollinson

Signed by:.....
Chief Executive & Clerk of the Council **3**

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/401/89

REASONS/CONTINUED:

3. To safeguard the privacy and amenities of both this and adjoining premises.
4. To safeguard the amenities of the surrounding dwellings.
5. To retain adequate on site garaging provision.
6. To ensure garage forecourts of adequate depth clear of the adjoining highway.
7. In order to protect the privacy of the adjoining residents.
8. In order to protect the interests of the drainage authority.

Dated: 22nd June, 1989

Bern Rollins

Signed by:.....3
Chief Executive & Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Neo Developments,**
..... **c/o R.B. Cole, 3 Bishops Court, Canvey Island, Essex**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**One detached, three bedroomed house and garage at part site of 41 Harvest Road,
Canvey Island**

for the following reasons:-

The proposed dwelling, by reason of its substantial projection in advance of the established building line to Harvest Road, would create an overdominant and obtrusive feature in the street scene, out of character with the more spacious development adjoining.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **18th May 1989**.....

Signed by **Berry Rollinson**.....

Chief Executive and Clerk
of the Council **3**

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **J. O'Keefe, Esq.,**
c/o D.J.W. Axbey, 47 Rushbottom Lane, Benfleet, Essex, SS7 4BU
.....

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Single storey, pitch roofed, side extension at 5 Uplands Close, Benfleet

for the following reasons:-

1. The proposal is tantamount to the provision of two separate dwelling units on the site and is therefore contrary to the Council's policy for the provision of granny annex at existing dwellings which requires any such provision to be accessible only through the existing dwelling.
2. The proposal does not provide sufficient on-site parking facilities to meet the needs of the accommodation to be provided and would therefore lead to cars parking on the highway to the detriment of highway safety and the free flow of traffic.
3. The proposal does not provide sufficient private amenity space to meet the Council's standards for the amount of accommodation to be provided on the site.
4. The proposal by reason of its siting almost abutting the highway boundary would be contrary to the Council's policy for building lines which requires a building line for each highway to provide a satisfactory setting for the building.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

22nd June, 1989

Dated

Signed by

Chief Executive and Clerk
of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

7 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. P. Rayment.**
..... **70 Falbro Crescent,**
..... **Hadleigh,**
..... **Essex**

This Council, having considered your* (outline) application to carry out the following development :-

First floor, pitched roofed side and rear extensions, sloped roofed front porch and conversion of ground floor bedroom to garage at 70 Falbro Crescent, Hadleigh

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989

Signed by *Sam Rollier*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/407/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
The garage(s) shall be retained solely for that use and not converted into living accommodation.
6. No windows, openings or other glazed areas shall be created in the northern elevation at first floor level of the extension, hereby approved, without the express consent in writing of the Castle Point District Council.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.
To safeguard the amenities of the surrounding dwellings.
To retain adequate on site garaging provision.
6. In order to protect the privacy of the adjoining residents.

Dated 18th May 1989

Bern Rollins

Signed by
Chief Executive & Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Castle Point District Council,**
..... **c/o Chief Recreation and Amenities Officer, Council Offices,**
..... **Farmhouse, Canvey Road, Canvey Island, Essex**

This Council, having considered your *(Outline) application to carry out the following development :-

**Construction of an eight rink indoor bowling facility and car parking at
Waterside Farm Recreation Ground, Somnes Avenue, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT
PERMISSION for + (the said development)

subject to compliance with the following conditions :-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **26th April 1989**

Signed by *Rollins*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

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IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/408/89

CONDITIONS:

1. The development hereby permitted may only be carried out in accordance with details of the siting, design and external appearance of the building(s) and the means of access thereto (hereinafter called "the reserved matters"), the approval of which shall be obtained from the district planning authority before development is begun.
2. Application for approval of the reserved matters shall be made to the district planning authority within three years beginning with the date of this outline permission.
3. The development hereby permitted shall be begun on or before whichever is the later of the following two dates - (a) the expiration of five years beginning with the date of the outline permission; or (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. The reserved matters referred to in Condition 1 above shall contain full details of all materials to be used on the external elevations of the proposed development.
5. The reserved matters referred to in Condition 1 above shall contain details of all landscaping, planting and tree planting to be carried out on the site, together with details of all trees and other natural vegetation on the site to be retained.
6. The reserved matters referred to in Condition 1 above shall contain details of all hedges, fences, walls and amenity screening to be erected, planted or constructed to serve the development hereby approved.
7. The building shall not be used until additional car parking of a minimum of 75 spaces has been provided and surfaced in accordance with details to be approved by the Local Planning Authority.
8. The building shall not be used after the first planting season following the commencement of its use unless the landscaping where referred to in condition 3 above has been carried out.

REASONS:

- 1.) The particulars submitted are insufficient for consideration of the
- 2.) details mentioned, and also pursuant to Section 42 of the Town & Country
- 3.) Planning Act 1971.

/CONTINUED.....

Dated: 26th April 1989

Signed by: *Benny Rollinson*
Chief Executive and Clerk of the Council *B*

Region card
3529

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/408/89

REASONS/CONTINUED:

- 4.) In order that full consideration can be given to these matters prior to
- 5.) commencement of the development hereby approved.
- 6.)
7. To ensure adequate on site car parking provision for the use hereby permitted.
8. In the interests of amenity.

Dated 26th April 1989

Bern Rollins

Signed by.....
Chief Executive & Clerk of the Council.

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TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

ON CARD

11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... G. Banks, Esq.,
c/o Doug. E. Mills, 19 Downer Road South, Benfleet, Essex
.....

This Council, having considered your* (outline) application to carry out the following development :-

first floor, pitched roof, rear extension, single storey, flat roof, front and side extension and pitched roof, front canopy at 50 Dorothy Gardens, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st June 1989

Signed by

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

RECEIVED ON CARD
11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. and Mrs. Skinner,**
c/o C.M. Designs, Unit 1A Oaklands Farm,
Goatsmoor Lane, Stock, Essex

This Council, having considered your* ~~(outline)~~ application to carry out
the following development:-
First floor, pitched roof, rear extension at 74 Woodside Avenue, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to
GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

1st June 1989

Dated

Signed by

Bern Rollins
Chief Executive and Clerk
of the Council

3

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DILATION NOTICE NO. CPT/PR/414/70

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. The window created to the existing bedroom in the side elevation of the dwelling at first floor level shall be obscure glazed and permanently retained as such.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.
4. In order to protect the privacy of the occupier of the adjoining dwelling.

Dated 1st June, 1980

Barry Rollinson

Signed by
Chief Executive / Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. Ash,
c/o C.M. Designs, Unit 1A, Oaklands Farm,
Goatsmoor Lane, Stock, Essex

This Council, having considered your*(outline) application to carry out
the following development:-

First floor, pitched roof, rear extension at 72 Woodside Avenue, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to
GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

1st June 1989
Dated.....
Signed by *Bern Rollison*
Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/BR/415/99

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. The window created to the existing bedroom in the side elevation of the dwelling at first floor level shall be obscure glazed and permanently retained as such.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.
4. In order to protect the privacy of the occupiers of the adjoining dwelling.

Dated 1st June, 1999

Bern Rollins

Signed by 3/
Chief Executive & Clerk of the Council.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD
21 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. T. Parnel,
c/o A.G. Coot Design, 24B Linroping Avenue,
Canvey Island, Essex

This Council, having considered your* (outline) application to carry out the following development :-

Single storey, flat roofed, rear extension and part two storey, part single storey, pitched roofed, side extension and front canopy at 3 Ash Road, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st June 1989

Signed by

Barry Rollinson

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO.CPT/BR/416/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. The proposed development shall be finished externally in materials to harmonize with the existing building.
4. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
5. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
6. The garage(s) shall be retained solely for that use and not converted into living accommodation.
7. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
8. The proposed window in the side elevation, at first floor level, shall be obscure glazed and permanently retained as such.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.
4. To safeguard the amenities of the surrounding dwellings.
5. To retain adequate on site garaging provision.
6. To ensure garage forecourts of adequate depth clear of the adjoining highway.
7. In order to protect the privacy of the adjoining residents.

Dated: 1st June 1989

Barry Rollinson

Signed by:.....
Chief Executive & Clerk of the Council

3



Planning Inspectorate

Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218927

Switchboard 0272-218811

GTN 1374

Registered on
wd

22/5/90

To: Land Charges 21/5/90

10/7/117X

Mr K Lynch
10 Temptin Avenue
CANVEY ISLAND
Essex

Your Reference:

Our Reference:
T/APP/M1520/A/89/141952/P7

Date: 17 MAY 90

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO:- CPT/417/89

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Castle Point District Council to refuse planning permission for a single storey rear extension at 10 Temptin Avenue, Canvey Island. I have considered the representations made by you and by the Council and I inspected the site on 1 May 1990.

2. From my inspection of the site and its surroundings and my consideration of the written representations, I consider that the main issue is whether the development would be cramped and if so, what harm would result.

3. The appeal site lies in an area of dense residential development consisting largely of detached and semi-detached bungalows of mixed age and design. The existing property is a single bedroomed bungalow of about 48 m² with a low pitched roof. It occupies a plot of about 160 m² between 2 bungalows of different design. A storm porch of 10 m³ has been added to the southern elevation and a rear extension of the same area as that proposed has been constructed up to plate level. This extension has been accepted by the Council as permitted development and the plans which have been approved under the Building Regulations indicate a flat roof. The volume of this extension is stated to be 58.24 m³.

4. The planning application which gave rise to this appeal proposes the substitution of a pitched roof on the rear extension but it is in all others respects the same extension as that approved under the Building Regulations on 14 April 1989 (Ref:BR/49/89A).

5. The Council accept that there is no formal planning policy on extensions to residential properties but a 'Planning Statement on Space Standards in Residential Areas' has been issued for guidance. In view of the historically unusual layout of many of the areas in Canvey Island a special minimum standard, for single bedroomed bungalows, of 70 m² of private garden has been stated. The extension you have nearly completed leaves your bungalow with a private garden of about 31 m² and I have no doubt that this area is too small and the plot is overcrowded. I am mindful, however, that this extension can be completed with a flat roof without further permission being required. You have stated that you wish to roof it by extending the existing low pitched roof of the bungalow and so reduce future maintenance problems. I consider that this would improve the appearance of the property and would not cause any additional loss of garden space or adversely affect the enjoyment of the adjoining properties.



6. I can understand the Council's reluctance to be seen to approve an extension contrary to their sensible informal standard but unless permitted development rights are withdrawn from extensive areas of Canvey Island, similar situations are almost certain to arise. I share the Council's concern but I consider that the addition of the pitched roof is not open to objection in itself. I conclude that the rear extension overcrowds the rear garden but that the addition of a pitched roof would cause no harm.

7. The Council have requested that if I am minded to allow the appeal I should impose conditions to require the external materials to harmonise with the existing dwelling and to remove certain permitted development rights. I consider that the details of materials already submitted are satisfactory and any material change from these would require the agreement of the Council. I consider that the removal of permitted development rights in respect of further extensions and development which would reduce the remaining open garden area, or increase the apparent bulk of the bungalow, to be reasonable and I intend to impose a suitable condition. I shall not exclude the right to erect a satellite antenna as this has no bearing on the development under appeal.

8. I have taken into account all the other matters raised in the representations but they do not outweigh the considerations that have led to my decision.

9. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for a rear extension to the existing bungalow at 10 Temptin Avenue, Canvey Island, in accordance with the terms of the application (No. CPT/417/89) dated 3 April 1989 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no development permitted by Classes A, B, C, D, E, F and G of Schedule 2 Part 1, shall take place other than that expressly authorised by this permission without the consent of the local planning authority.

10. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

11. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant



F L CROSS MRTPI FRSH
Inspector

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **K. Lynch, Esq.,**
..... **10 Temptin Avenue,**
..... **Canvey Island,**
..... **Essex**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Single storey, pitched roofed, rear extension at 10 Temptin Avenue, Canvey Island

for the following reasons:-

The proposal represents overdevelopment of the site in that the rear garden area would be insufficiently large in relation to the aggregate amount of living accommodation provided.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **18th May 1989**

Signed by *Brian Rollins*

Chief Executive and Clerk
of the Council **3**

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

12 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mrs. D. Rossen,**
..... **c/o Saunders & Huggins, 9 Palmers Avenue, Grays, Essex**
.....

This Council, having considered your*-(outline) application to carry out
the following development :-

**Two detached, four bedroomed houses with semi-integral double garage - site
at 12 Jotmans Lane, South Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to
GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **18th May 1989**

Signed by

Berry Rollinson

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/418/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. A scheme of landscaping including details of all hedges, planting and tree planting to be carried out, together with details of all trees and other natural vegetation to be retained on site shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved; such landscaping scheme to be implemented prior to completion and occupation of the said development.

Any tree contained within such scheme dying or being removed within 5 years of the date of this permission shall be replaced by a tree of similar size and species by the applicant or the applicants successor in title.
5. Details or samples of all materials to be used on the external elevations of the development proposed shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved.
6. The dwelling on plot 2 shall be handed and moved forward on the plot to give a minimum front building line of 6m (19'8").
7. No development of the type specified in Classes A to H inclusive, of Part I of Schedule 2 of the Town and Country Planning General Development Order 1988, shall be carried out without the written permission of the Castle Point District Council, on Plot 2 only.
8. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
9. The garage(s) shall be retained solely for that use and not converted into living accommodation.

/CONTINUED.....

Date: 18th May 1989

Bern Rollins

Signed by:.....
Chief Executive and Clerk of the Council **3**

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/418/89

CONDITIONS/CONTINUED:

10. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
11. No trees shall be damaged, destroyed or uprooted, felled, lopped or topped without the previous written consent of the Castle Point District Council. Any trees removed without such consent or dying or being damaged or becoming seriously diseased within 5 years of the date of this permission shall be replaced with trees of such size and species as may be agreed with the Castle Point District Council.
12. All trees and shrubs (including hedges) must be protected by chestnut paling fences for the duration of the construction period at a distance equivalent to not less than the spread of the tree from the trunk. No materials are to be stored or temporary building to be erected inside this fence. No changes in ground level must be made within the spread of any tree or shrub without the prior written consent of the Castle Point District Council.
13. Where garage spaces and forecourt parking spaces are provided on the site, these facilities shall be retained solely for that use and for no other purpose whatsoever.
14. The windows in the side elevations at first floor level shall be obscure glazed and permanently retained as such.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
To safeguard the privacy and amenities of both this and adjoining premises.
4. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
5. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.
6. In order to ensure that the proposed dwelling does not extend unreasonably beyond the adjoining dwelling to the east.

/CONTINUED...

Dated: 18th May 1989

John Robinson
Signed by:.....
Chief Executive and Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/418/89

REASONS/CONTINUED:

7. In order to ensure that any future extension of the dwelling does not extend unreasonably beyond the dwelling to the east.
8. To safeguard the amenities of the surrounding dwellings.
9. To retain adequate on site garaging provision.
10. To ensure garage forecourts of adequate depth clear of the adjoining highway.
11. To preserve the natural amenities of the site.
12. To preserve the natural amenities of the site.
13. To ensure the retention of adequate on site car parking to the Council's adopted standard.
14. To protect the privacy of the occupiers of the adjoining dwellings.

Dated 18th May 1989

Barry Rollinson

Signed by
Chief Executive & Clerk of the Council.

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/419/89 ✓

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To J. Geake & Son Ltd.,
..... c/o The Jarvis Gunning Partnership, 663 High Road,
Benfleet, Essex

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Development of site for sheltered housing at 47 and 53 Harvest Road, Canvey Island

for the following reasons:-

The proposal is contrary to the Council's policy in respect of the provision of flats and sheltered accommodation because it provides insufficient private amenity space and inadequate car parking and it would be out of character with the area and thereby it would be likely to adversely affect the amenity of nearby residents.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 17th May 1989

Signed by *Bam Rolinson*

Chief Executive and Clerk
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Reg on card
10/12/90

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To.....O.P.E.,.....
.....c/o Architectural Services, Oriel House, 53 Elm Road,
.....Leigh-on-Sea, Essex

This Council, having considered your*(outline) application to carry out the following development :-

Four detached, five bedroomed houses with double garages and private access drive at land to the rear of 135-145 Benfleet Road, Hadleigh

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 7th December 1990
Signed by Bernie Rouger
Chief Executive and Clerk
of the Council 2

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/420/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. No trees shall be removed from the areas of the site hatched green on the plan returned herewith without the prior consent in writing of the Castle Point District Council.
5. A scheme of landscaping including details of all hedges, planting and tree planting to be carried out, together with details of all trees and other natural vegetation to be retained on site shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved; such landscaping scheme to be implemented prior to completion and occupation of the said development.

Any tree contained within such scheme dying or being removed within 5 years of the date of this permission shall be replaced by a tree of similar size and species by the applicant or the applicants successor in title.
6. Details or samples of all materials to be used on the external elevations of the development proposed shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved.
7. The garage(s) shall be retained solely for that use and not converted into living accommodation.

/CONTINUED.....

Dated *7th December 1990*

Benny Robinson
Signed by.....
Chief Executive & Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/420/89

CONDITIONS/CONTINUED:

8. No trees shall be damaged, destroyed or uprooted, felled, lopped or topped without the previous written consent of the Castle Point District Council. Any trees removed without such consent or dying or being damaged or becoming seriously diseased within 5 years of this permission shall be replaced with trees of such size and species as may be agreed with the Castle Point District Council.
9. All trees and shrubs (including hedges) must be protected by chestnut paling fences for the duration of the construction period at a distance equivalent to not less than the spread of the tree from the trunk. No materials are to be stored or temporary building to be erected inside this fence. No changes in ground level must be made within the spread of any tree or shrub without the prior written consent of the Castle Point District Council.
10. Where garage spaces and forecourt spaces are provided on the site, these facilities shall be retained solely for that use and for no other purpose whatsoever.
11. The access roadway and sight splays to Benfleet Road shall be designed in accordance with details to be submitted to and agreed in writing by Castle Point District Council, such details shall incorporate the turning head, a passing bay and the radius proposals for the garage driveways. The access roadway so agreed shall be provided prior to the commencement of the dwellings hereby approved.
12. All windows in the side elevations at first floor level of the dwellings hereby approved shall be obscure glazed and permanently retained as such.
13. The parking and turning areas serving as access to the garages of the dwellings hereby approved shall be designed in accordance with details to include the method of surfacing, which shall be submitted to and agreed in writing by Castle Point District Council. These areas as so agreed shall be provided prior to the occupation of the dwellings hereby approved and permanently retained clear of all obstructions thereafter.

/CONTINUED.....

Dated: *7th December 1990*

7th December 1990

Signed by:.....
Chief Executive and Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/420/89

CONDITIONS/CONTINUED:

14. The landscaping scheme to be submitted in accordance with condition 5 above shall include the provision for the planting of semi-mature trees, of a number, size and species to be agreed with Castle Point District Council. All planting, seeding, turfing and hard surfacing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings and any trees or plants, which within a period of 5 years from the completion of the development die or are removed or become damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Council gives written consent of any variation.
15. The proposed access roadway shall be constructed to meet the highway boundary at right angles, 5.5m wide for the first 10m and splayed to a 7.3m wide dropped kerb.
16. 2.4m x 70m clear visibility splays shall be provided to the proposed access roadway at its junction with Benfleet Road.
17. The foul sewer that crosses the site shall be diverted to a position and in accordance with details which shall be submitted to and agreed in writing by Castle Point District Council. The diversion so agreed shall be implemented prior to the commencement of the dwellings hereby permitted.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. In the interests of the preservation of the character and amenities of this site.
5. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
6. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.

/CONTINUED.....

Dated *7th December 1990*

Signed by.....*Bam Rolinson*.....
Chief Executive & Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/420/89

REASONS/CONTINUED:

7. To retain adequate on site garaging provision.
8. To preserve the natural amenities of the site.
9. To preserve the natural amenities of the site.
10. To ensure the retention of adequate on site car parking to the Council's adopted standard.
11. To ensure adequate access is provided to serve the dwellings proposed and in the interests of highway safety.
12. To protect the privacy of the occupiers of adjoining dwellings.
13. To ensure a satisfactory appearance of the hard surfaced areas within the site and to ensure satisfactory parking arrangements are provided and maintained clear of the private drive access road.
14. To provide a satisfactory treatment of the soft landscape surfaces and to replace the mature trees to be removed by the construction of the dwellings in the interests of the amenity of this site.
- 15.
- & 16. In the interests of highway safety.
17. To ensure the satisfactory diversion of the public sewer.

Dated 7th December 1990

Signed by 7th Ben Rollison
Chief Executive & Clerk of the Council 2

TOWN AND COUNTRY PLANNING ACT 1971

CPT/421/89

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Mr. R. Martin,**
..... **Hollytree House,**
..... **344 Benfleet Road,**
..... **South Benfleet,**
..... **Essex.**

This Council, having considered your (Outline) application to carry out the following development :-

Revision to vehicular access to Benfleet Road at Hollytree House, 344 Benfleet Road, South Benfleet
in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

Subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed landscaping work shall be carried out within twelve months of the date of this permission.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In the interests of amenity.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **26th April 1989**

Signed by

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

7 MAY 1989

To.....D.R. Purches, Esq.,.....
24 Appleton Road,
.....Benfleet,.....
Essex

This Council, having considered your* (outline) application to carry out the following development :-

Formation of gable end and formation of first floor, flat roofed, front and rear extensions at 24 Appleton Road, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989
Signed by
.....

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

Mr. and Mrs. R. Lee,
To.....c/o Ron Hudson Designs Ltd.; 309 London Road;.....
Hadleigh, Essex.....

This Council, having considered your*(outline) application to carry out the following development :-

Conversion of existing garage to study/playroom and single storey, sloped roofed, rear extension and detached double garage at 307 Link Road, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

18th May 1989

Dated

Signed by

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- * This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/424/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. No windows or other glazed areas shall be created in the eastern elevation of the extension hereby approved without the express consent in writing of the Castle Point District Council.
4. The proposed development shall be finished externally in materials to harmonize with the existing building.
5. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
6. The garage(s) shall be retained solely for that use and not converted into living accommodation.
7. A vehicular hardstanding shall be provided in the position hatched yellow on the plan returned herewith, such area to be hardsurfaced to the satisfaction in writing of the Castle Point District Council.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. In order to protect the privacy of the adjoining residents.
4. In order to ensure a development sympathetic to and in keeping with the existing development.
5. To safeguard the amenities of the surrounding dwellings.
6. To retain adequate on site parking provision.
7. In order to ensure an adequate forecourt, clear of the adjoining highway boundary.

Dated: 18th May 1989

Signed by:
Chief Executive & Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD

12 JUN 1989

To.....J. Darby & Sons Ltd.,.....
c/o Ron Hudson Designs Ltd., 309 London Road,
.....Hadleigh, Essex.....

This Council, having considered your* (outline) application to carry out the following development :-

Two detached, four bedroomed houses, with garages at site adjacent 20 May Avenue, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated

Signed by

18th May 1989

3

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS 1. REASON'S WHICH
FORME PART OF DECISION OUTLINE NO. CPT/425/00

CONDITIONS:

1. The development hereby permitted may only be carried out in accordance with details of the siting, design and external appearance of the building(s) and the means of access thereto (hereinafter called "the reserved matters"), the approval of which shall be obtained from the district planning authority before development is begun.
2. Application for approval of the reserved matters shall be made to the district planning authority within three years beginning with the date of this outline permission.
3. The development hereby permitted shall be begun on or before whichever is the later of the following two dates - (a) the expiration of five years beginning with the date of the outline permission; or (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
5. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
6. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
7. The garage(s) shall be retained solely for that use and not converted into living accommodation.
8. The proposed layout and siting shall be as shown on the plan hereby approved.
9. Each dwelling shall be provided with one garage or one garage space, and in addition, each dwelling shall be provided with two car parking spaces. Such provision to be made within the curtilage of each dwelling, and permanently retained as such.
10. Any windows created in the side elevations at first floor level, shall be obscure glazed and permanently retained as such.

/CONTINUED.....

Dated: 18th May 1998

Barry Rollinson

Signed by:.....
Chief Executive & Clerk of the Council

3

SCHEDULE OF CONDITIONS & REASON'S WHICH
FORM PART OF DECISION NOTICE NO. CPT/125/89

REASONS

- 1.) The particulars submitted are insufficient for consideration of the
- 2.) details mentioned, and also pursuant to Section 42 of the Town and
- 3.) Country Planning Act 1971.
4. To obtain maximum visibility in the interests of highway safety.
5. To safeguard the privacy and amenities of both this and adjoining premises.
6. To safeguard the amenities of the surrounding dwellings.
7. To retain adequate on site garaging provision.
8. In order to ensure a satisfactory form of development, in compliance with all appropriate Council's standards.
9. In order to achieve satisfactory on site car parking provision.
10. In order to protect the privacy of the adjoining residents.

Dated: 18th May 1989

Raymond
Signed by:
Chief Executive & Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

17 AUG 1989

DISTRICT COUNCIL OF CASTLE POINT

To.....J. Bowers (Builders),
c/o Ron Hudson Designs Ltd., 309 London Road,
Hadleigh, Essex.....

This Council, having considered your* (outline) application to carry out the following development :-

Two detached, two bedroomed bungalows, with garages at 76 Church Parade, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 4th July, 1989

Signed by

Sam Rollier

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/426/89

CONDITIONS:

1. The development hereby permitted may only be carried out in accordance with details of the siting, design and external appearance of the building(s) and the means of access thereto (hereinafter called "the reserved matters"), the approval of which shall be obtained from the district planning authority before development is begun.
2. Application for approval of the reserved matters shall be made to the district planning authority within three years beginning with the date of this outline permission.
3. The development hereby permitted shall be begun on or before whichever is the later of the following two dates - (a) the expiration of five years beginning with the date of the outline permission; or (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
5. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
6. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
7. The garage(s) shall be retained solely for that use and not converted into living accommodation.
8. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
9. Where garage spaces and forecourt parking spaces are provided on the site, these facilities shall be retained solely for that use and for no other purpose whatsoever.

/CONTINUED.....

Dated: 4th July, 1989 .

Signed by: Bam Rollins
Chief Executive & Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/426/89

CONDITIONS/CONTINUED:

10. The siting and layout shall be as shown on the plan hereby approved.

REASONS:

- 1.) The particulars submitted are insufficient for consideration of the
- 2.) details mentioned, and also pursuant to Section 42 of the Town and
- 3.) Country Planning Act 1971.
4. To obtain maximum visibility in the interests of highway safety.
5. To safeguard the privacy and amenities of both this and adjoining premises.
6. To safeguard the amenities of the surrounding dwellings.
7. To retain adequate on site garaging provision.
8. To ensure garage forecourts of adequate depth clear of the adjoining highway.
9. To ensure the retention of adequate on site car parking to the Council's adopted standard.
10. In order to ensure a satisfactory form of development.

Dated: 4th July, 1989

Bam Rollins

Signed by:
Chief Executive & Clerk of the Council

Application No. **CPT/426/89**

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Order 1973

CASTLE POINT

District Council of

Mr. J. Bowers,

To **c/o Ron Hudson Designs, 309 London Road, Hadleigh, Essex**

In pursuance of the powers exercised by them as district planning authority this Council do hereby give notice of their decision to **APPROVE** the following matters and details which were reserved for subsequent approval in the planning permission granted.

4th July

89

CPT/426/89

on 19 in respect of Outline Application No.

at **76 Church Parade, Canvey Island**

in accordance with the following drawings submitted by you:-

Details of two detached, two bedroomed bungalows and garages

subject to compliance with the following conditions:-

The reasons for the foregoing conditions are as follows:-

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY BENEFLEET ESSEX

Date **10th October, 1989**

Bam

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED OFFICE

15 JUNE 1989

To..... Mr. and Mrs. L.B. Dullee,
c/o Ron Hudson Designs Ltd., 309 London Road,
..... Hadleigh, Essex.....

This Council, having considered your*(outline)-application to carry out the following development :-

Part two storey, part single storey, pitched roofed, front extension at
27 Tabora Avenue, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989
Signed by

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

13

To....Mr..Simster,.....
.....c/o P.J. Design, 1A Brunel Road, Benfleet, Essex.

This Council, having considered your* (~~outline~~) application to carry out the following development :-

Single storey flat roofed rear extension at 31 Kingshaws, Thundersley, Essex.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 14th September 1989
Signed by *Barry Rollins*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CASTLE POINT DISTRICT COUNCIL

Approval subject to
S 52 App 14.9.89

Region Card
13.11.89

*(Outline) Application No.. CPT/BR/429/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. Simster.....
..... c/o P.J. Design, 1A Brunel Road, Benfleet, Essex.....

This Council, having considered your* (~~outline~~) application to carry out the following development :-

Single storey flat roofed rear extension at 31 Kingshaws, Thundersley, Essex

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 14th September 1989
Ben Rollins

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.
* This will be deleted if necessary

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD

7 JUL 1989

To..... **Mr. Knight,**
..... **7 Peregrine Drive,**
..... **Benfleet,**
..... **Essex**

This Council, having considered your* (outline) application to carry out the following development :-

Part. two storey, part single storey, part pitched roof side extension and porch at 7 Peregrine Drive, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **18th May 1989**

Signed by *Barry Rollins*

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/430/80

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
5. The garage(s) shall be retained solely for that use and not converted into living accommodation.
6. No windows, openings or other glazed areas shall be created in the western elevation of the extension hereby approved without the express consent in writing of the Castle Point District Council.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.
4. To safeguard the amenities of the surrounding dwellings.
5. To retain adequate on site garaging provision.
6. In order to protect the privacy of the adjoining residents.

Dated 18th May 1980

Bern Rollins

Signed by
Chief Executive & Clerk of the Council.

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/431/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Town & Country Developments (Essex) Ltd.,
..... c/o Ron Hudson Designs, 309 London Road,
..... Hadleigh, Essex

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

11 detached houses and garages and 1 bungalow and garage at The Chase, Thundersley

for the following reasons:-

The layout, by virtue of the number of dwellings proposed provides inadequate relationships between certain of the dwellings which together with the minimal garden areas proposed is likely to be detrimental to the occupiers of those properties and would be out of character with the remainder of the development in the area as a whole.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 17th May 1989

Signed by

Chief Executive and Clerk
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Knollcray Developments Ltd.,**
..... **c/o Ron Hudson Designs Ltd., 309 London Road,**
..... **Hadleigh, Essex**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Erection of one, three bedroom bungalow and garage and three, four bedroom houses and garages at 'Woodhirst', 114 Rectory Road, Hadleigh, Benfleet

for the following reasons:-

The proposal, because of the number, size and scale of the dwellings proposed would be likely to result in the loss of established trees which are an important feature of the locality, and because the proposal would adversely affect the amenity and character of the area.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

13th June 1989
Dated
Signed by

Chief Executive and Clerk
of the Council



Planning Inspectorate

Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218927

Switchboard 0272-218811

GTN 1374

10/7/1156

Point Services
128 New Road
Hadleigh
Benfleet
Essex
SS7 2RG

Your Ref:

216157

Our Ref:

T/APP/M1520/A/89/131650/P2

Date: 16 FEB 90

Report to TP 20/3/90
c.c. To C.P.O 19/2/90
Sm.

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY KNOLLCRAY DEVELOPMENTS LTD
APPLICATION NO:- CPT/432/89

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Castlepoint District Council to refuse outline planning permission for the erection of 1 No three-bedroom bungalow and 3 No four-bedroom houses at "Woodhirst", 114 Rectory Road, Hadleigh. I have considered the written representations made by you and by the council and also those made by interested persons. I inspected the site on 30 January 1990.

2. The appeal site is approximately triangular with a convex western frontage of some 70m to the inside of a bend in Rectory Road, and flank boundaries of about 65m to the north-east and 60m to the south respectively. It comprises the whole of the extensive garden curtilage of "Woodhirst", a two storey Edwardian style house set close to the southern flank boundary. To the south and also quite close to this boundary is No 110 Rectory Road, a recently constructed 2 storey dwelling of traditional style and materials. Adjoining the north-eastern boundary is an older house which marks the start of residential frontage development to Poors Lane. Opposite the site, across Rectory Road is a recreation ground with tennis courts, a bowling green and associated car parking and landscape areas. The appeal site contains a number of small trees, predominantly towards the front, of which 7 are covered by a Tree Preservation Order.

3. From my reading of the representations and inspection of the appeal site and surrounding area, I consider the main issue to be whether the proposed development and consequential loss of trees would materially detract from the street scene and the character of the area.

4. The council accept that there is no objection in principal to residential development of the appeal site, and take no issue on the question of density. Their main concern is that the erection of 4 dwellings fronted by hard surfaced vehicular access ways, and the associated removal of trees would cause the loss of an important feature in the locality and harm to the amenity and character of the area. They submit extracts from the Approved Review Development Plan and the approved Essex Structure Plan illustrating the need to ensure that new residential development is appropriate in terms of scale, materials, design and space about buildings, to the local setting and character of the area.



5. It is true that the appeal site forms an attractive, green and semi-rural flank to this part of Rectory Road, with the existing dwelling "Woodhirst" fairly inconspicuously sited near a side boundary and partly screened by the numerous small trees and shrubs which occupy the front part of the site. However, in support of the appeal you submit a comprehensive tree survey plot plan, and also, for illustrative purposes only, a plan showing a possible layout of the proposed 4 dwellings.

6. From the latter I note that the majority of the trees on the site could be retained, including all those most publicly prominent along the frontage, and the 7 considered sufficiently important by the council to warrant the protection of a TPO. A total of 5 trees would need to be removed from positions further into the site. Consequently it appears to me that the loss of trees would be less serious than the council suggest. Moreover, although a substantial part of the area to the front of the proposed dwellings would need to be surfaced, the visual impact of this could be softened by the use of "Grasscrete" or mellow toned, dry jointed block paving. As you say, this would also assist water percolation to the tree roots. Further supplementary frontage planting could also be undertaken if thought necessary.

7. None of the trees on the site are of large species, and any development would be visible from Rectory Road even through summer foliage. However, with the exception of the garage linking at ground floor level between Plots 2 and 3, the space between the houses would be of the order of 2.5m, not significantly different to that between existing houses to the north on both Rectory Road and Poors Lane. The punctuation would be further enhanced by the relatively narrow width of the houses compared with their depth, and the use of hipped roofs. I accept that your client's planning application is in outline and the the siting shown on Drg RH 6633:89A indicative only. Nevertheless, in my view, it serves to illustrate that it would be possible to accommodate the 4 dwellings in a layout which would be compatible with the local street scene and general character of the area. Further improvements in this respect might also emerge during consultations prior to the submission of an application for approval of reserved matters, including perhaps a widening of the gap between the house on Plot 4 and the side of No 110, to permit more daylight to the side window of the study.

8. I have considered all other matters raised including the council's concern regarding the loss of the existing house "Woodhirst", a traditional dwelling with a brick walled lower storey, an upper storey finished in rough-cast render, and a blue slate roof. However, though mellow and pleasant enough in appearance, it is in my view unexceptional, with a very steep internal staircase and the remainder of the interior no more than adequate by modern living standards. In the circumstances neither this nor any other matter raised is sufficient to outweigh the considerations leading to my conclusion that the proposal would not cause material harm to the character and amenity of the area.

9. In reaching this conclusion I have also borne in mind that the recreation ground opposite will continue to provide an open and green aspect for a considerable length adjoining the western side of Rectory Road. I have also paid due regard to the advice at Para 6 of PPG 3 that full and effective use be made of land within existing urban areas. This is particularly important in an area where settlements are enclosed by the Metropolitan Green Belt. In my opinion the proposal complies with this advice without material conflict with the provisions of the Approved Review Development Plan or the approved Essex Structure Plan

10. The council have suggested numerous conditions to be imposed in the event of my allowing the appeal. Clearly the landscaping of the site, including the protection of existing and provision of supplementary planting, boundary treatments and paved areas, are a prime consideration and I shall impose

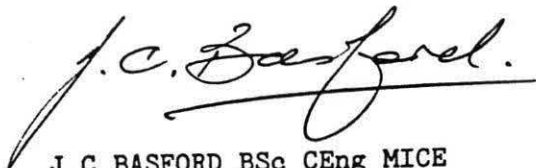
appropriate conditions to protect these interests. However, the consent relates to an outline application with all matters reserved, and I consider that the council's remaining requirements are matters of detail which can be adequately controlled through consultation at detailed application stage. You have indicated that these would generally be acceptable to your client and will no doubt take account of them, bearing in mind that the council may refuse detailed consent if they consider that the proposals would harm the character of the area, local amenity, highway safety, or any other valid planning interest.

11. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant outline planning permission for the erection of 1 No three-bedroom bungalow and 3 No four-bedroom houses at "Woodhirst", 114 Rectory Road, Hadleigh in accordance with the terms of the application No CPT/432/89 dated 11 March 1989, and the plans submitted therewith, subject to the following conditions:

1.
 - a. approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site hereinafter referred to as 'the reserved matters' shall be obtained from the local planning authority.
 - b. application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
 2. the development hereby permitted shall be begun on or before whichever is the later of the following dates:
 - a. 5 years from the date of this permission or
 - b. the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved.
 3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping including details of any proposed hedges or other planting, paved areas, boundary treatments, fences or walls. The scheme shall indicate all existing trees and hedgerows on the land, and details of any to be retained which shall include all frontage trees and those covered by the Tree Protection Order, together with measures for their protection in the course of development.
 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
12. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission, and for approval of the reserved matters referred to, has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

13. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

A handwritten signature in cursive script, reading 'J. C. Basford.', with a long horizontal flourish extending to the right.

J C BASFORD BSc CEng MICE
Inspector